092.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,700 / 692,700
					USE VALUE:	692,700 / 692,700
					ASSESSED:	692,700 / 692,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FUNABASHI TOMOHISA & RIEKO
Owner 2:	
Owner 3:	
Street 1:	92 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROBERTS MALCOLM & GRETA -
Owner 2:	-
Street 1:	92 HEMLOCK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,051 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1968, having primarily Vinyl Exterior and 1907 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5051.000	292,600		400,100	692,700
Total Card	0.116	292,600		400,100	692,700
Total Parcel	0.116	292,600		400,100	692,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.20 | /Parcel: 363.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59634
GIS Ref	
GIS Ref	
Insp Date	10/16/18

!7522!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,600	0	5,051.	400,100	692,700	692,700	Year End Roll	12/18/2019
2019	101	FV	236,900	0	5,051.	405,800	642,700	642,700	Year End Roll	1/3/2019
2018	101	FV	236,900	0	5,051.	302,900	539,800	539,800	Year End Roll	12/20/2017
2017	101	FV	236,900	0	5,051.	274,300	511,200	511,200	Year End Roll	1/3/2017
2016	101	FV	236,900	0	5,051.	262,900	499,800	499,800	Year End	1/4/2016
2015	101	FV	235,900	0	5,051.	222,900	458,800	458,800	Year End Roll	12/11/2014
2014	101	FV	235,900	0	5,051.	211,500	447,400	447,400	Year End Roll	12/16/2013
2013	101	FV	235,900	0	5,051.	201,200	437,100	437,100		12/13/2012

PRINT

Date	Time
12/10/20	22:09:01

LAST REV

Date	Time
05/07/19	14:27:56
apro	
7522	

USER DEFINED

Prior Id # 1:	59634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS MALCOLM	1425-140		10/31/2012		520,000	No	No		
JOHNSON EDWARD/	1169-4		3/17/1997		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2018	1719	Alterati	3,800	C				
4/25/2018	496	Redo Bat	19,350	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	294	PATRIOT
3/23/2000	Inspected	263	PATRIOT
1/25/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5051		Sq. Ft.	Site		0	70.	1.13	5									400,072						400,100	

Total AC/HA: 0.11596 | Total SF/SM: 5051 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,072 | Spl Credit | Total: 400,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30624998
Const Adj.:	1.01808000
Adj $ / SQ:	166.233
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397535
Depreciation:	104949
Depreciated Total:	292586

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

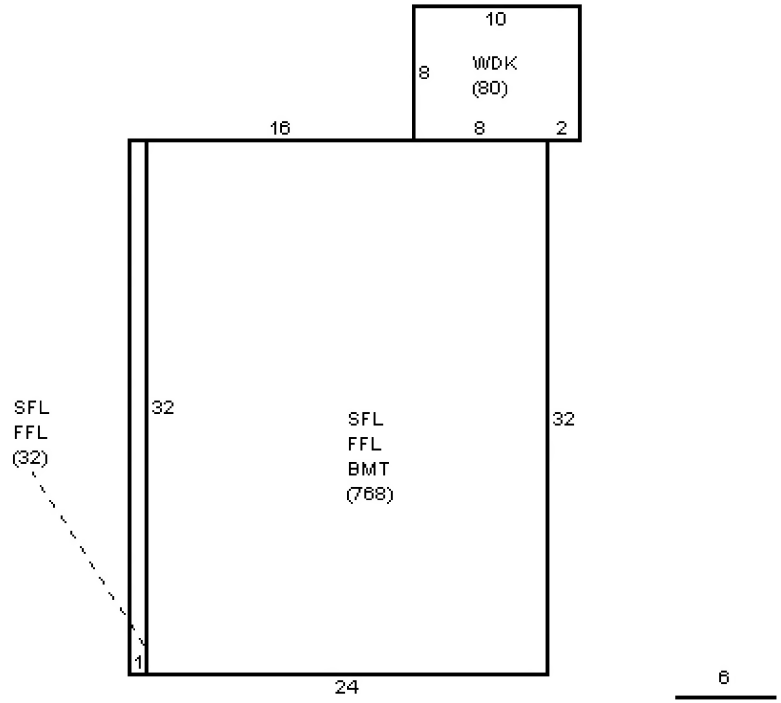
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.23
Special Features:	0	Val/Su Net:	119.53
Final Total:	292600	Val/Su SzAd	182.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	166.230	132,987
SFL	Second Floor	800	166.230	132,987
BMT	Basement	768	62.840	48,258
WDK	Deck	80	16.290	1,303

Net Sketched Area:	2,448			Total:	315,535
Size Ad	1600	Gross Are	2448	FinArea	1907

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	